

## \$595,000 - 7711 80 Avenue, Edmonton

MLS® #E4449634

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Just two blocks from vibrant Whyte Avenue, this beautifully updated home offers space, flexibility, and an unbeatable location. Step inside to an open-concept main floor with modern finishes, fresh renovations, and a layout ideal for entertaining or everyday living. Feature wall with wood burning fireplace, stainless appliances and chic fixtures. Upstairs, the spacious primary suite is complemented by two generously sized bedrooms and a full bath featuring double sinks. Enjoy the convenience of upstairs laundry! The separate basement area is fully finished with its own separate entrance, second kitchen, living area and laundry. Outside, the south-facing backyard is fully fenced with a low-maintenance deck and patio, ideal for relaxing or hosting summer BBQs. An oversized double detached garage adds plenty of space for vehicles and storage. Live minutes from downtown, the U of A, Mill Creek Ravine, Old Strathcona, schools, shopping, and transit. This is city living with comfort and flexibility built in.

Built in 1978

### Essential Information

MLS® # E4449634

Price \$595,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7711 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0S3          |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access                          |

### Interior

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Fan-Ceiling, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace    | Yes                                                                                                                                                                        |
| Fireplaces   | Mantel                                                                                                                                                                     |
| Stories      | 2                                                                                                                                                                          |
| Has Suite    | Yes                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Avonmore   |
| Middle     | Kenilworth |
| High       | McNally    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 17         |

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Listing information last updated on August 3rd, 2025 at 10:47am MDT